



**IOWA USTFIELDS PILOT PROJECT
CITY OF CLINTON
STATUS REPORT
April 2005**



Leslie Electric, 1801 Camanche Avenue, Clinton, Iowa.

The City of Clinton selected this site as their number one priority site. The site is owned by Gilbert Leslie.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed Mr. Leslie a letter and property access agreement for inclusion in the Iowa USTFields Clinton Pilot Project. Mr. Leslie signed the property access agreement on March 24, 2004 for inclusion in the Project.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004. Seneca mailed a cost proposal for site assessment activities which was received by Iowa DNR on April 29, 2004 and approved on May 21, 2004. On June 7, 2004, soil borings were installed by Seneca and bedrock was encountered above groundwater. Upon completion of drilling preparation, locations of former pump islands were discovered. Two additional soil borings were drilled to address these locations.

On September 13, 2004, bedrock monitoring wells were installed by Seneca. On October 29, 2004, all lab results were received by Seneca. Results indicated that contaminant levels were below Tier 1 levels. On January 26, 2005, Iowa DNR received all investigative analysis regarding the site from Seneca. On March 11, 2005, Iowa DNR sent a letter to the property owner stating there would be no further action required at this time.



**Golinvaux Property, 2019 Camanche Avenue, Clinton, Iowa.
Registration Number 197910540, LUST Number 9LTL93.**

The City of Clinton selected this site as their number two priority site. The site is owned by James V. Golinvaux.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed Mr. Golinvaux a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project. Mr. Golinvaux signed the property access agreement on April 14, 2004 for inclusion in the Project.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004.

On July 20, 2004, thirteen boreholes were drilled with no evidence of an underground storage tank. Soil sampling was conducted and lab results indicated results below Tier 1 levels. On September 13, 2004, bedrock monitoring wells were installed. On October 29, 2004, groundwater samples were taken and analyzed. On January 26, 2005, DNR received all investigation and analytical results regarding the site. Based on the analytical results, the Iowa DNR assigned LUST Number 9LTL93 to the site. On March 17, 2005, a letter was mailed to James Golinvaux, the property owner, from Iowa DNR, informing him that site was contaminated and encouraging him to apply for the State Innocent Landowner Fund (ILO) for assistance.



**City of Clinton Property, 1101-1105 South 4th Street, Clinton, Iowa.
Registration Number 197910538, LUST Number 9LTL91.**

The City of Clinton selected this site as their number three priority site. The site is owned by the City of Clinton.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed Mr. Melvin Liphardt a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project. Mr. Liphardt signed the property access agreement on March 8, 2004 but stated that the City of Clinton owned the property, not him. On March 21, 2005, Iowa DNR called the City of Clinton Assessor's Office and discovered the property was owned by the City of Clinton, not Melvin Liphardt. Iowa DNR records were changed to reflect the change in property ownership.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004. Seneca mailed a cost proposal for site assessment activities which was received by Iowa DNR on April 29, 2004 and approved on May 21, 2004. On June 7, 2004, during drilling by Seneca, bedrock was encountered above groundwater. On July 2, 2004, Seneca submitted to Iowa DNR a proposal for the installation of three groundwater monitoring wells to conduct groundwater sampling. Iowa DNR approved the proposal on July 29, 2004.

On September 13, 2004, Seneca installed three bedrock monitoring wells and conducted groundwater sampling. The Iowa DNR received all investigative analytical results on January 26, 2005. On March 9, 2005, Iowa DNR assigned LUST Number 9LTL91 to the site. On March 23, 2005, a letter was mailed to the City of Clinton from Iowa DNR, informing the city that their site was contaminated. A State Innocent Landowner Fund (ILO) form was enclosed with the letter to the City and Iowa DNR encouraged them to apply for assistance.



**Hairitage Design, 412 12th Avenue South, Clinton, Iowa.
Registration Number 200300024, LUST Number 9LTL89.**

The City of Clinton selected this site as their number four priority site. The site is owned by Cindy Gifford.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed Ms. Gifford a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project. A telephone contact made by the Iowa DNR revealed that Ms. Gifford never received the letter and access agreement so letter and agreement were remailed on March 8, 2004. Ms. Gifford signed the property access agreement on March 24, 2004 for inclusion in the Project.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004. It was discovered during this assessment, that the tank which Cindy Gifford registered on October 22, 2003, may be located on the former ESB site which is located directly east of the Gifford property. A site assessment proposal was issued for the ESB site and approved by the Iowa DNR on August 9, 2004.

On August 30, 2004, Seneca began removal of the UST on site and removal was completed on September 23, 2004. Soil drilling and monitoring well was installed on September 6, 2004. On January 31, 2005, Iowa DNR received the tank closure report from Seneca and LUST Number 9LTL89 was assigned to the site by Iowa DNR. On March 17, a letter was mailed to Cindy Gifford, property owner, from Iowa DNR, informing her that her site was contaminated. She was encouraged to apply for the State Innocent Landowner Fund (ILO) for assistance.



HEK Restaurants (Former Hardees), 2107 Camanche Avenue, Clinton, Iowa.

The City of Clinton selected this site as their number five priority site. The site is owned by HEK Restaurants, LLC. It is a partnership between Chris Kelleher and David Erckman.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004 for this site.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed a letter and property access agreement to Jon Munger, President of Doro, Inc. for inclusion in the Iowa USTFields Des Moines Pilot Project. Iowa DNR contact Mr. Munger in March 2004 to inquire as to why he had not signed property access agreement. Mr. Munger informed Iowa DNR that Doro, Inc. no

longer owned the property and that it had been sold to HEK Restaurants, LLC. On April 27, 2004, the letter and property access agreement was mailed to HEK Restaurants to the attention of Mr. Kelleher and Mr. Erkman. Iowa DNR made several phone calls Mr. Kelleher in an attempt to explain the USTFields Clinton Pilot Project and to encourage participation. To date, a signed property access agreement has not be received by HEK Restaurants, LLC.



**Bossen Property (Strip Mall), 2201-2209 Camanche Avenue, Clinton, Iowa.
Registration Number 197910537, LUST Number 9LTL90.**

The City of Clinton selected this site as their number six priority site. The site is owned by Lee and Carolyn Bossen.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed Lee & Carolyn Bossen a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project. The letter was returned by the postal service due to an incorrect address. The letter and property access agreement were remailed to the Bossens at their current address on March 10, 2004. Lee Bossen signed the property access agreement on March 25, 2004 for inclusion in the Project.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004. Seneca mailed a cost proposal for site assessment activities which was received by Iowa DNR on April 29, 2004. Site assessment activities were approved by Iowa DNR on May 21, 2004.

On June 7, 2004, Seneca completed eight soil borings and bedrock was encountered above groundwater. Seneca discovered one underground storage tank (UST) during their grid pattern drilling.

On July 2, 2004, Seneca submitted a status report to the Iowa DNR recommending installation of three groundwater monitoring wells and conducting groundwater sampling. One 300 gallon UST was located in the NE corner of the property under asphalt parking lot containing approximately 75 gallons of fuel. A proposal was submitted to conduct the installation of groundwater monitoring wells and the removal of the UST.

On August 30, 2004, Seneca began the preliminary work for the removal of the UST and on September 23, 2004, the removal of the UST was completed. Soil borings and a monitoring well map were forwarded to Iowa DNR. On October 29, 2004, Seneca reported to the Iowa DNR that the results of the soil sampling were below Tier 1 levels. On September 13, 2004, Seneca installed bedrock monitoring wells. Groundwater samples were taken from the bedrock monitoring wells and sent to a laboratory for analysis.

Iowa DNR received the UST closure report on January 31, 2005. On March 9, 2005, Iowa DNR assigned LUST Number 9LTL90 to the site due to existing contamination. Iowa DNR mailed a letter to Lee & Carolyn Bossen informing them that their property was contaminated. The letter also encouraged the Bossens to apply for the State Innocent Landowner Fund (ILO) for assistance.



Former ESB Property, 400 12th Avenue South, Clinton, Iowa.

The City of Clinton selected this site as their number seven priority site. The site is owned by John Rausenberger.

Note: this site is located on a side-by-side lot which is east of the Hairitage Design site located at 412 12th Avenue South, owned by Cindy Gifford.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed Richard Rausenberger a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project. On March 19, 2004, Richard Rausenberger notified Iowa DNR by letter that he had sold the property to his son, John Rausenberger. He also stated that the underground storage tank on the property had been removed in 1986. Richard instructed Iowa DNR to contact John as Richard felt John would be willing to sign the access agreement. John Rausenberger signed the property access agreement on March 24, 2004 for inclusion in the Project.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004. Seneca mailed a cost proposal for site

assessment activities which was received by Iowa DNR on April 29, 2004. Site assessment activities were approved by Iowa DNR on May 21, 2004.

The site investigation for this property was conducted at the same time as the property directly to the west known as Hairitage Design, owned by Cindy Gifford. Please see item four, "Hairitage Design, 412 12th Avenue South, Clinton, Iowa" for the investigation results.



Scrub and Pub (Jeffrey Minner) Property, 1917 Camanche Avenue, Clinton, Iowa.

The City of Clinton selected this site as their number eight priority site. The site is owned by Jeffrey Minner.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed RGB Corporation, to the attention of Joyce Bakeris, a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project. On March 15, 2004, Ms. Bakeris informed the Iowa DNR that she no longer owned the property. Jeffrey Minner was the new owner. The letter and access agreement were remailed to Mr. Minner on March 16, 2004. On March

25, 2004, Iowa DNR telephoned Mr. Minner to inquire about the status of the property access agreement. Mr. Minner stated that he wanted to speak with his attorney before signing the property access agreement. Mr. Minner signed the property access agreement on May 5, 2004 for inclusion in the Project.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004.

On July 20, Seneca drilled 13 boreholes and no UST was found. Soil samples were collected and the laboratory analyses were below Tier 1 levels. On August 13, 2004, Seneca submitted a proposal for the installation of three groundwater monitoring wells on the property and Iowa DNR approved the proposal on August 18, 2004. Seneca installed bedrock monitoring wells on September 13, 2004 and on October 29, 2004 groundwater samples were collected. On January 26, 2005, Iowa DNR received all investigative results for the site. On March 11, 2005, Iowa DNR mailed a no further action letter to Mr. Minner and enclosed a copy of the investigative results.



Starbuck Property, 425 12th Avenue South, Clinton, Iowa.

The City of Clinton selected this site as their number nine priority site. The site is owned by Gerald Starbuck.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project to Gerald Starbuck. Gerald Starbuck signed the property access agreement on March 24, 2004 for inclusion in the Project.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004. Seneca mailed a cost proposal for site assessment activities which was received by Iowa DNR on April 29, 2004. Site assessment activities were approved by Iowa DNR on May 21, 2004.

On May 26, 2004, Iowa DNR decided not to proceed with site investigation at this property. This is due to other contaminants that exist on the property which are not eligible under the USTFields Project.



**Former McDonald's, 1616 Camanche Avenue, Clinton, Iowa.
Registration Number 197910539, LUST 9LTL92.**

The City of Clinton selected this site as their number ten priority site. The site is owned by SMC Properties, LLC. Todd Puckett is the Corporation Agent.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project to Louise Cotton Salter, c/o McDonald's Corp, 5465 RFD, Long Grove, IL. The letter was returned, unclaimed.

Iowa DNR later discovered the property was owned by SMC Properties, LLC. A letter and access agreement were mailed to Todd Puckett, Corporate Agent for SMC Properties on April 9, 2004. Iowa DNR received a signed property access agreement from Todd Puckett on July 20, 2005.

Seneca Environmental Services, Bettendorf, Iowa (Seneca) completed an eligibility assessment on March 24, 2004.

On October 13, 2004, 13 soil borings were completed and 3 monitoring wells were installed by Seneca. Analysis revealed contamination levels below action levels. Bedrock drilling was not required and groundwater samples were taken from monitoring wells.

On January 13, 2005, Iowa DNR wrote Seneca a letter requesting all analytical results on the site be submitted to the Department. Iowa DNR received all investigative results on January 26, 2005. LUST number 9LTL92 was assigned to the site due to existing contamination. On March 17, 2005, Iowa DNR mailed Todd Puckett a letter informing him of contamination at his site and encouraging Mr. Puckett to apply for assistance through the State Innocent Landowner Fund (ILO).



Genesis (PRAXAIR) Property, 2130-2132 Camanche Avenue, Clinton, Iowa.

The City of Clinton selected this site as their number eleven priority site. The site is owned by PRAXAIR. Eric Caldwell, Environmental Services Manager, is the contact person.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project to Genesis, LTD, Pekin, IL. The letter was returned, unclaimed. The letter and access agreement was mailed on March 29, 2004 to Genesis, LTD, 2301 SE Creekview Drive, Ankeny, IA.

On May 6, 2004, Eric Caldwell, Safety & Environmental Services Manager for PRAXAIR, requested records of information regarding environmental data from the Iowa DNR. The Iowa DNR forwarded information to Mr. Caldwell regarding the priority ranking of the PRAXAIR site and of all other sites in the USTFields Clinton Pilot Project. Iowa DNR also forwarded Mr. Caldwell's request to Steve Honse, Clinton City Engineer for environmental information. On July 8, 2004, at the request of Iowa DNR, Howard R. Green Company forwarded copies of 1897, 1902, 1909, 1917, 1925 and 1950 and 1967 Sanborn Fire Insurance Maps of Camanche Avenue, Clinton, Iowa to Eric Caldwell. On August 23, 2004, Iowa DNR called Nick DeFranco, Assoc. Director at Corporate Headquarters in New Jersey (at the request of Eric Caldwell). Mr. DeFranco stated that PRAXAIR's attorney had some changes in the property access agreement and inquired if Iowa DNR would be willing to change the wording in the document. Iowa DNR told Mr. DeFranco to submit their changes to the document and Iowa DNR would consider. To date, Iowa DNR has not received the recommended changes in the property access agreement nor a signed access agreement from PRAXAIR.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004 for this site.



Foster Property, 2146-2148 Camanche Avenue, Clinton, Iowa.

The City of Clinton selected this site as their number twelve priority site. The site is owned by Pamela S. Foster.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project to Pamela Foster. Pamela Foster signed the property access agreement on March 3, 2004 for inclusion in the Project.

Seneca Environmental Services, Bettendorf, Iowa (Seneca) completed an eligibility assessment on March 24, 2004. Seneca mailed a cost proposal for site assessment activities which was received by Iowa DNR on April 29, 2004. Site assessment activities were approved by Iowa DNR on May 21, 2004.

Soil borings were completed the week of June 7, 2004. Bedrock was encountered above groundwater. Probable location of tank is Highway 30. Soil analysis revealed contamination below action levels.

On July 29, 2004, Iowa DNR approved a proposal for the installation of one groundwater monitoring well. One groundwater monitoring well was installed by

Seneca on September 13, 2004 and on October 29, 2004, Seneca collected a groundwater sample from the bedrock monitoring well.

On January 13, 2005, Iowa DNR requested all analytical results be submitted to the Department. On March 11, 2005, Iowa DNR mailed Pamela Foster a letter stating that a release was not verified at her site and that no further action would be required at this time.



City of Clinton Property, 2586 Liberty Avenue, Clinton, Iowa.

The City of Clinton selected this site as their number thirteen priority site. The site is owned by the City of Clinton. Steve Honse, City Engineer is the contact person for this site.

On February 26, 2004, the Iowa Department of Natural Resources (Iowa DNR) mailed a letter and property access agreement for inclusion in the Iowa USTFields City of Clinton Pilot Project to the City of Clinton. Steve Honse signed the property access agreement on March 4, 2004 for inclusion in the Project.

Seneca Environmental Services, Bettendorf, Iowa completed an eligibility assessment on March 24, 2004. Seneca mailed a cost proposal for site assessment activities which was received by Iowa DNR on April 29, 2004 and

approved by Iowa DNR on May 21, 2004. Soil borings were completed on the week of June 7, 2004. Bedrock was encountered above groundwater.

On July 29, 2004, Iowa DNR approved a proposal by Seneca for the installation of 3 groundwater monitoring wells. On September 13, 2004, a bedrock monitoring well was installed and groundwater sampling conducted.

On January 13, 2005, Iowa DNR requested all analytical results be submitted to the Department. On March 11, 2005, Iowa DNR mailed a letter to Steve Honsel, Clinton City Engineer, stating there was no release verified identified at the site and no further action would be required at this time.